



C. Earl Hunter, Commissioner

*Promoting and protecting the health of the public and the environment*

***PUBLIC NOTICE  
OPERATIONS & MAINTENANCE MANUAL***

The Operations and Maintenance manual for **Ashley River Properties II, LLC P/N # 2008-01005-2IR**, is available for review during the normal business hours of 8:30 to 5:00, Monday through Friday at the OCRM Office, 1362 McMillan Ave, Suite 400, Charleston, Charleston County, South Carolina.

**Comments will be received on this public notice until June 22, 2008. For further information, please contact the project manager, Josh Young, at 843-953-0257.**

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**

69A Hagood Avenue  
Charleston, South Carolina 29403-5107  
and

**THE S. C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**

Office of Environmental Quality Control  
Water Quality Certification and Wetlands Programs Section  
2600 Bull Street  
Columbia, South Carolina 29201

REGULATORY DIVISION

Refer to: SAC #2008-01005-2IR - **P**

May 23, 2008

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the State of South Carolina by

**ASHLEY RIVER PROPERTIES II, LLC**  
**ATTN: RYAN BLACK**  
**95 RIPLEY POINT DRIVE**  
**CHARLESTON, SOUTH CAROLINA 29407**

for a permit to expand an existing public marina in

**RIPLEY COVE AND THE ASHLEY RIVER**

at Ripley Light Yacht Club located off of Ripley Point Drive on James Island, Charleston County, South Carolina. Latitude: 32.78042; Longitude: -79.96032.

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, JUNE 23, 2008**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of expanding Ripley Light Yacht Club (located on the northern side of Ripley Cove) by adding approximately 12,200 linear feet of additional floating dock structure to accommodate 200 additional pleasure crafts. The project will include replacing a previously permitted floating dock that runs parallel to the main channel in the Ripley Light marina basin, from an 8 foot wide structure to an 18 foot wide x 1,150 linear foot structure. The additional 10 feet of new floating dock structure width will be accommodated by locating the new structure no closer than 10 feet from the adjacent marsh grass boundary. In addition, all affected boat slips will be shortened such that no further encroachment into the marina basin channel, as permitted, will occur. This floating dock will attach to a 60' x 80' fixed platform at the mouth of Ripley Cove. Additional floating docks attached to the fixed platform will provide: 5,290 linear feet of dock for 65-foot boat slips, 3,420 linear feet of dock for 55-foot boat slips, 1,120 linear feet of dock for 40-foot boat slips, 630 linear feet of dock for 45-foot boat slips, 840 linear feet of dock for 70 boat slips, 500 linear feet of T-head dock, and 90 linear feet of dock for 1

90-foot boat slip. The fixed platform will house the operation offices and restrooms. The proposed marina expansion will include both gasoline and diesel fueling services. It is also noted that the proposed expansion will be located on the same site as Ashley River Anchorage Area 2. This anchorage area is depicted overlapping with the marina expansion on sheet 2 of 13. The purpose of the proposed project is to expand the existing public marina to accommodate 200 additional boats for recreational boating in Charleston Harbor.

**NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards (Section 401 of the Clean Water Act). The District Engineer will not process this application to a conclusion until such certification is received. This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification or the navigable waters permit must submit all comments in writing to the S. C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would result in shading impacts of 2.27 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties

listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

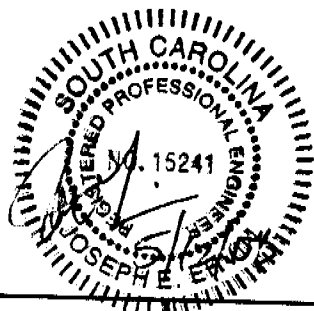
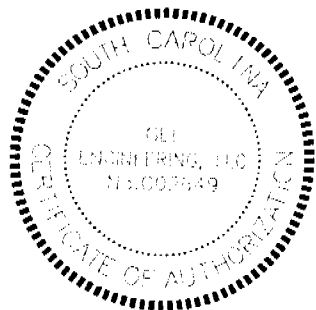
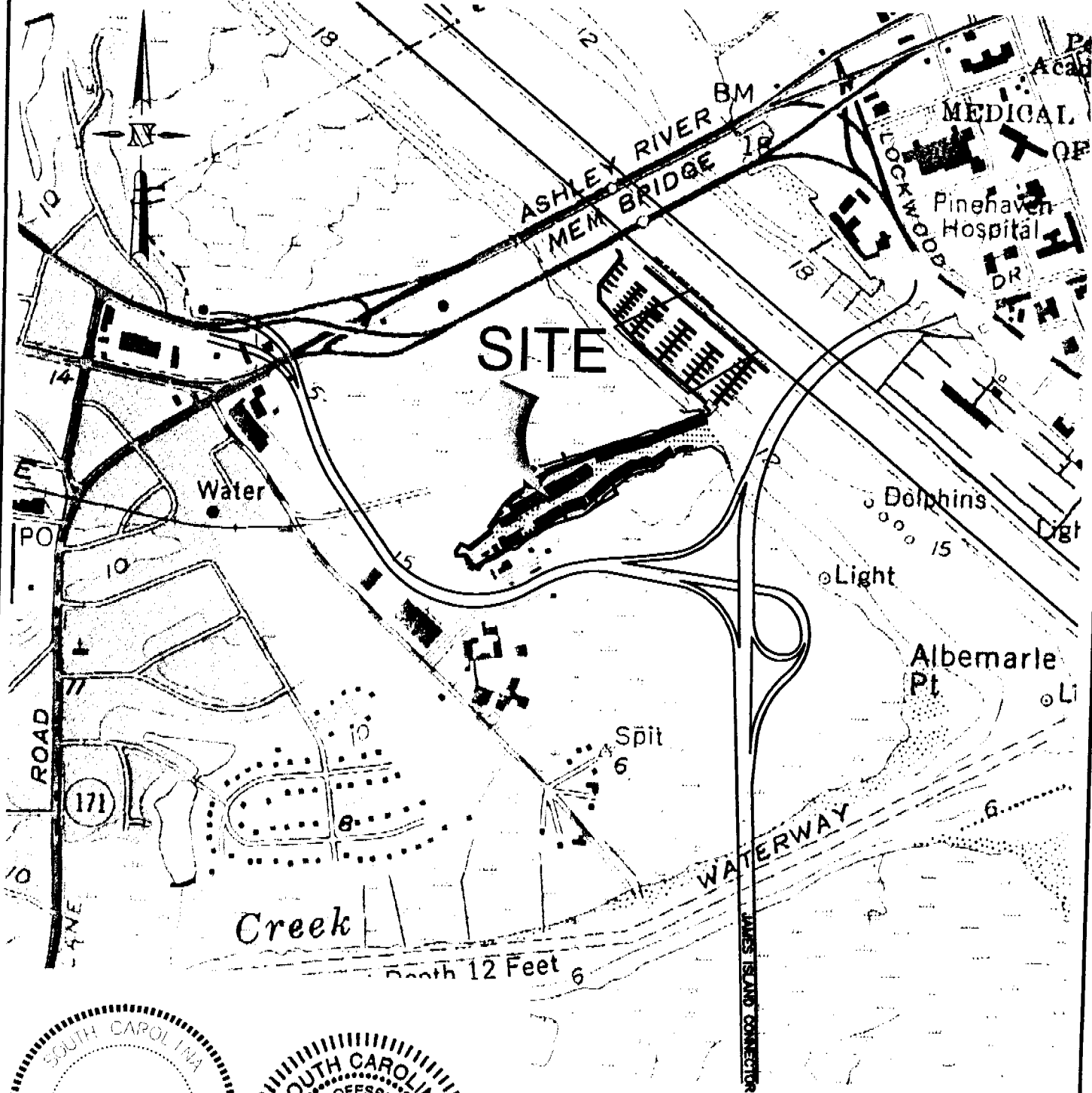
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Robin Collier-Socha at 843-329-8044 or toll free at 1-866-329-8187.

Josh Young  
SCDHEZ - OARM  
PROJECT Manager



**GEL Engineering LLC**

a member of THE GEL GROUP, INC.  
ENVIRONMENTAL • ENGINEERING • SURVEYING

P.O. BOX 30712 Charleston, SC 29417  
2040 Savage Road Charleston, SC 29407  
P 843.769.7378 F 843.769.7397

www.gel.com

PURPOSE: MARINA EXPANSION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: CHARLESTON 7.5 QUAD

FIGURE 1  
QUAD LOCATION MAP

SCALE: 1" = 1000'



RIPLY LIGHT YACHT CLUB  
95 RIPLEY POINT DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION

AT: RIPLEY LIGHT MARINA BASIN

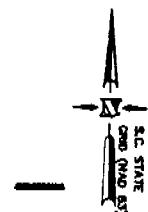
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 1 OF 13

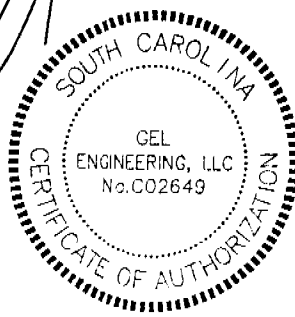
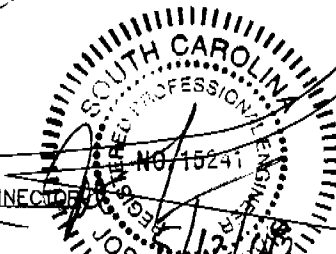
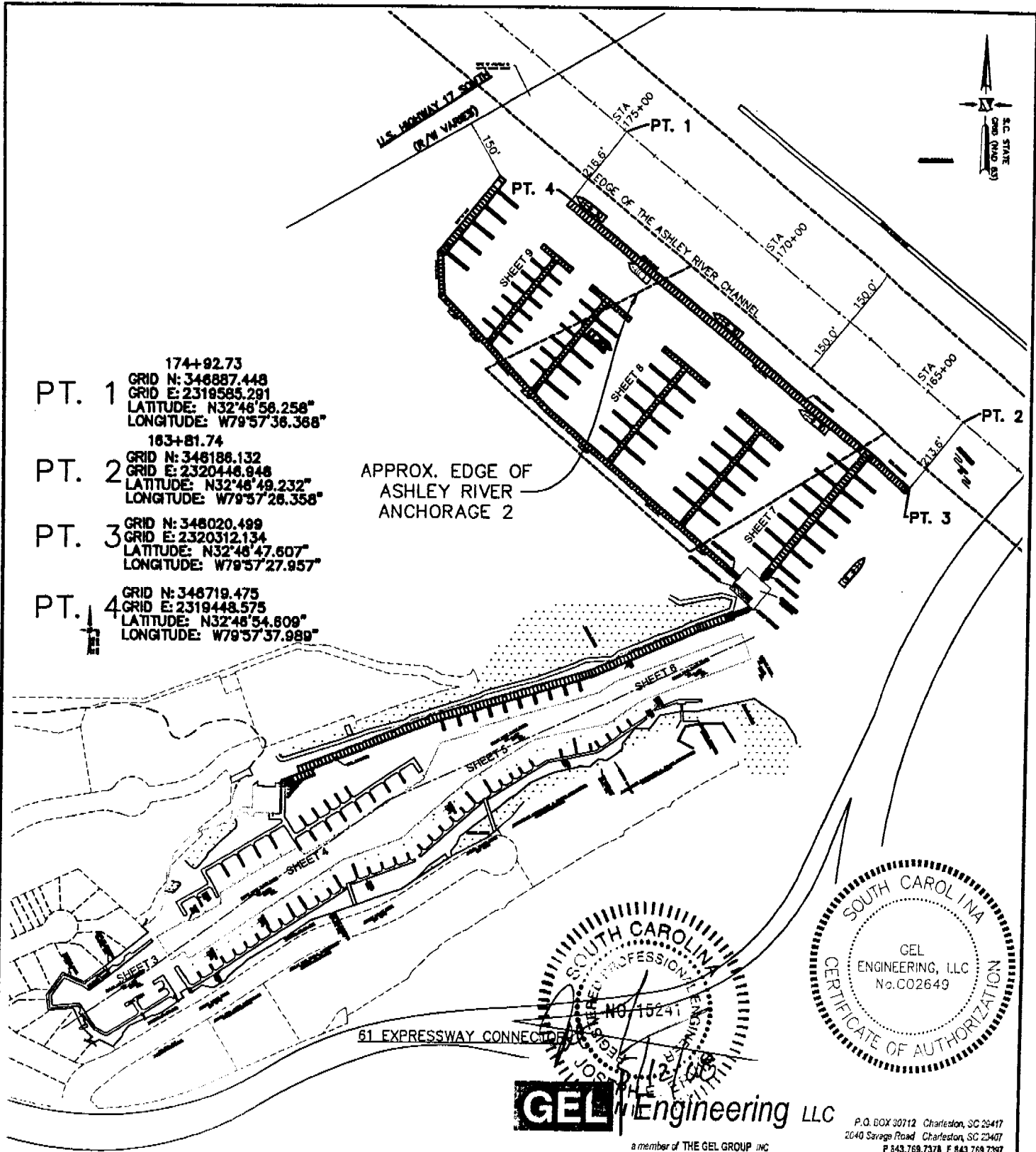
DATE: 5/12/08

U.S. HIGHWAY 17 SOUTH  
(R/W VARIES)



- PT. 1  
174+92.73  
GRID N: 346887.448  
GRID E: 2319585.291  
LATITUDE: N32°46'58.258"  
LONGITUDE: W79°57'36.368"
- PT. 2  
183+81.74  
GRID N: 346186.132  
GRID E: 2320448.946  
LATITUDE: N32°46'49.232"  
LONGITUDE: W79°57'26.358"
- PT. 3  
GRID N: 348020.499  
GRID E: 2320312.134  
LATITUDE: N32°46'47.607"  
LONGITUDE: W79°57'27.957"
- PT. 4  
GRID N: 348719.475  
GRID E: 2319448.575  
LATITUDE: N32°46'54.609"  
LONGITUDE: W79°57'37.989"

APPROX. EDGE OF  
ASHLEY RIVER  
ANCHORAGE 2



**GEL Engineering LLC**

a member of THE GEL GROUP, INC.  
ENVIRONMENTAL • ENGINEERING • SURVEYING

P.O. BOX 30712 Charleston, SC 29417  
2040 Savage Road Charleston, SC 29407  
P 843.769.7378 F 843.769.7397

problem solved **SAC #2008 01005-2 ER**

www.gel.com

PURPOSE: MARINA EXPANSION  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 2  
OVERALL PLAN VIEW

NOT TO SCALE

RIPLY LIGHT YACHT CLUB  
95 RIPLY POINT DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLY LIGHT YACHT CLUB  
MARINA EXPANSION

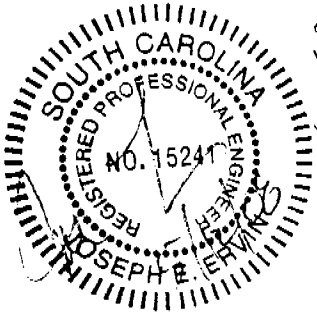
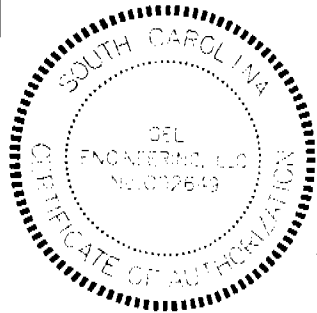
AT: RIPLY LIGHT MARINA BASIN

IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 2 OF 13

DATE: 5/12/08

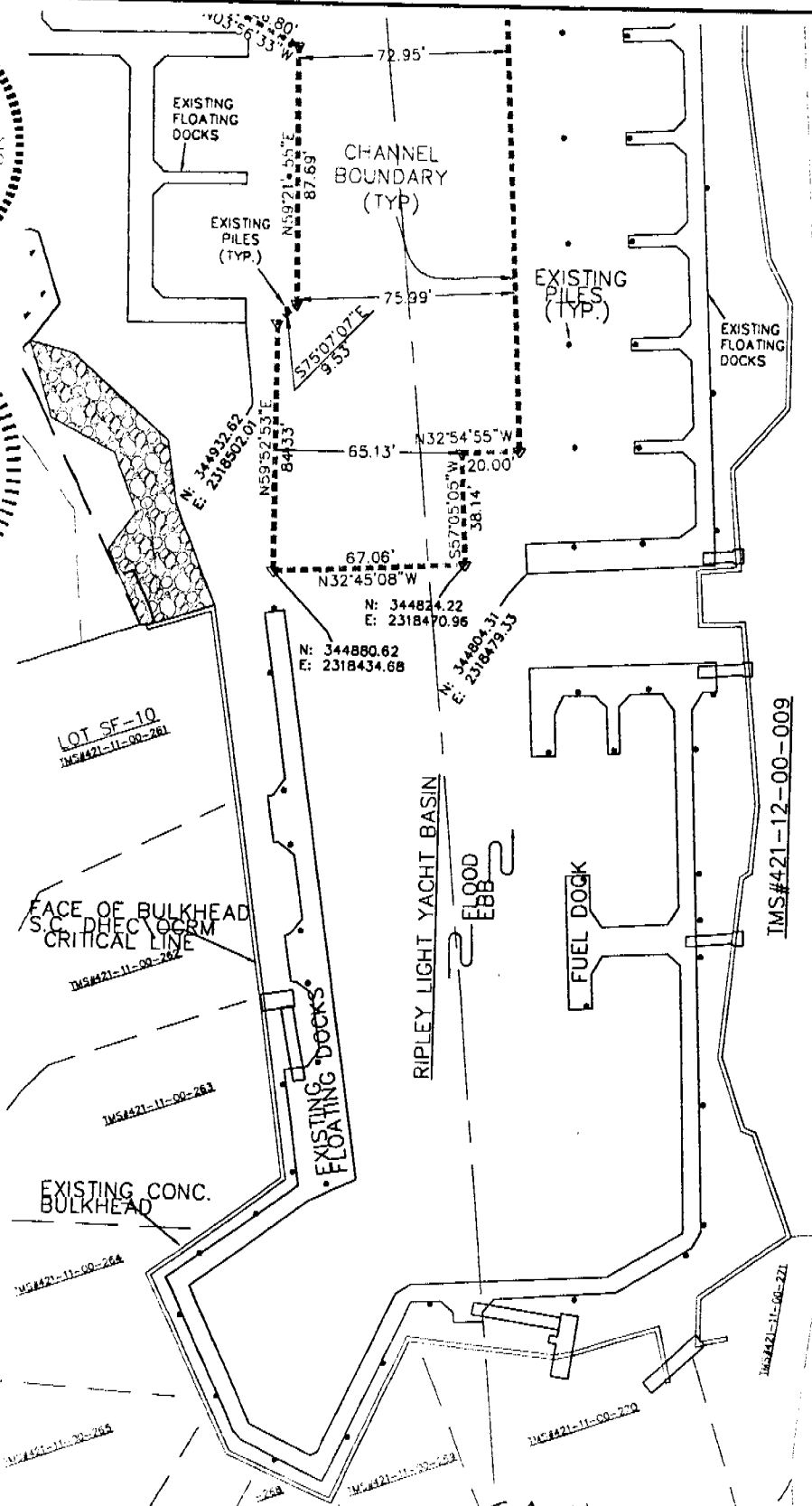


P.O. BOX 30712 Charleston, SC 29417  
2040 Savage Road Charleston, SC 29407  
P 843.788.7378 F 843.788.7387

www.gel.com

**GEL Engineering LLC**  
a member of THE GEL GROUP INC  
ENVIRONMENTAL • ENGINEERING • SURVEYING

problems solved



ASHLEY POINTE DRIVE  
(50' R/W)

ASHLEY INNS LIMITED PARTNERSHIP  
TMS#421-12-00-007

TMS#421-12-00-001

SAC# 2008-01005-2 ER

PURPOSE: MARINA EXPANSION  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

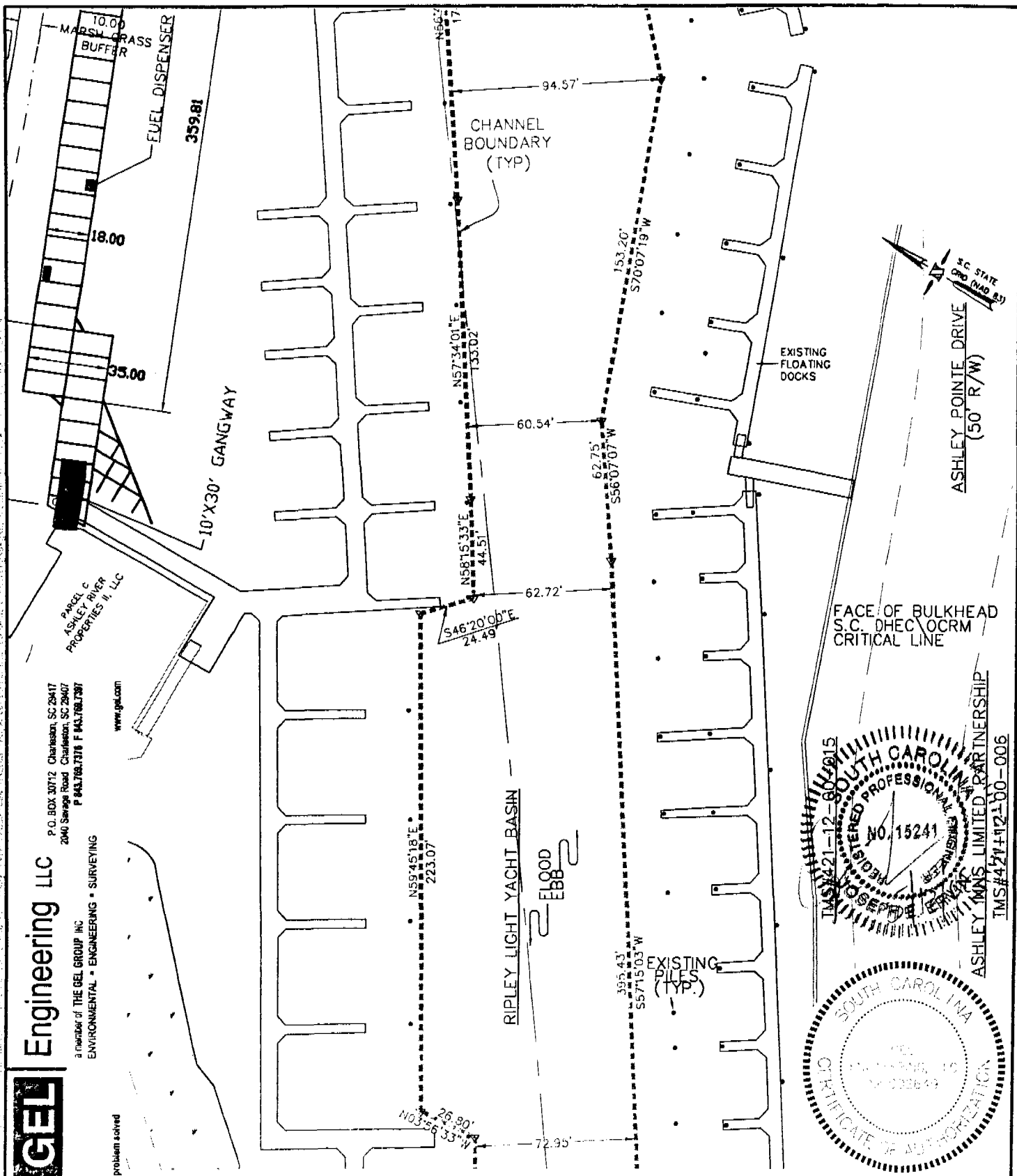
FIGURE 3  
PLAN VIEW  
NOT TO SCALE

RIPLEY LIGHT YACHT CLUB  
95 RIPLEY POINT DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION  
AT: RIPLEY LIGHT MARINA BASIN  
IN: ASHLEY RIVER  
COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 3 OF 13

DATE: 5/12/08



PURPOSE: MARINA EXPANSION  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

SAC# 2008-01005-2IR

# FIGURE 4 PLAN VIEW

NOT TO SCALE

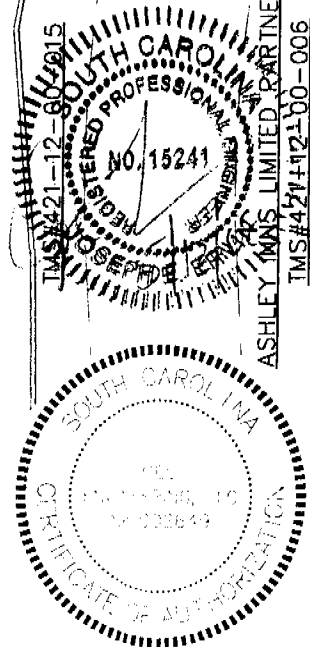
RIPLEY LIGHT YACHT CLUB  
95 RIPLEY POINT DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION  
AT: RIPLEY LIGHT MARINA BASIN  
IN: ASHLEY RIVER

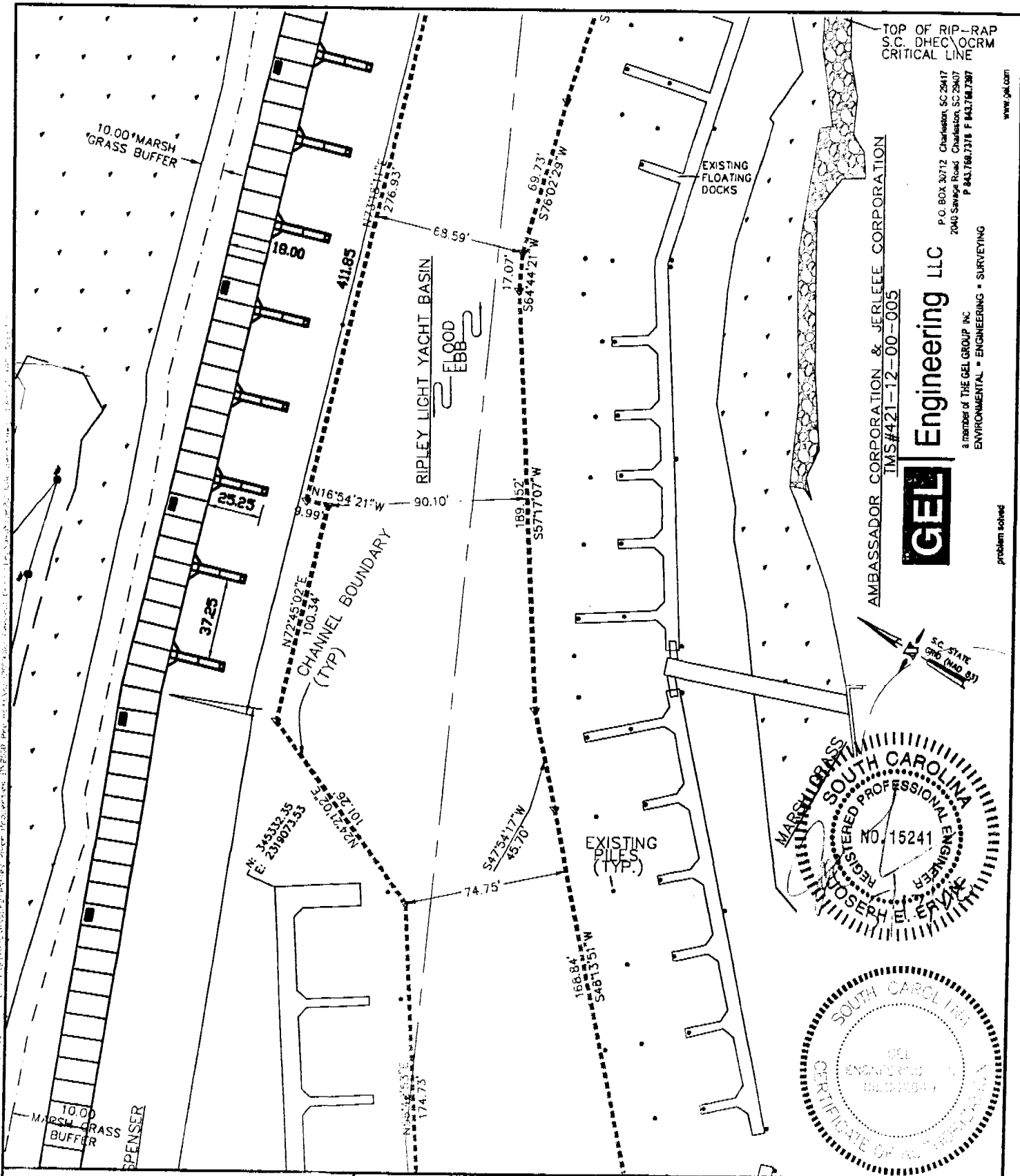
COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 4 OF 13

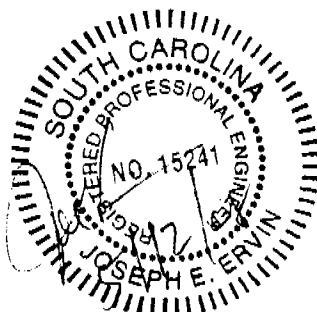
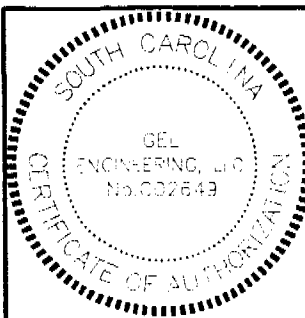
DATE: 5/12/08





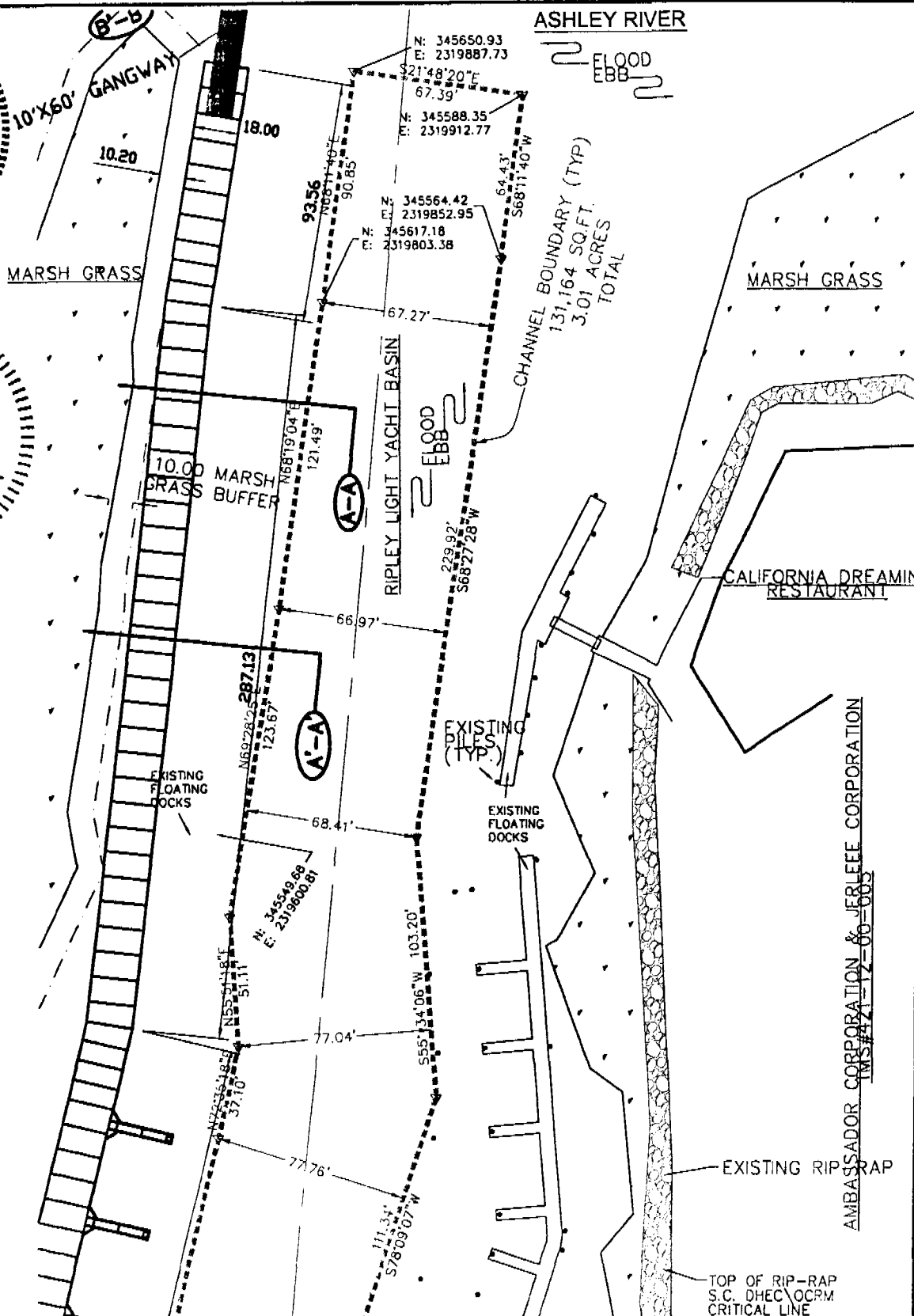


<p>PURPOSE: MARINA EXPANSION</p> <p>ADJACENT PROPERTY OWNERS: SEE ATTACHED LIST</p> <p>SURVEY DATUM: MLW</p> <p>SAR# 2008-01005-2 ER</p>	<p>FIGURE 5 PLAN VIEW</p> <p>NOT TO SCALE</p> <p>RIPLY LIGHT YACHT CLUB 95 RIPLEY POINT DRIVE CHARLESTON, SOUTH CAROLINA 29407</p>	<p>PROPOSED: RIPLEY LIGHT YACHT CLUB MARINA EXPANSION</p> <p>AT: RIPLEY LIGHT MARINA BASIN</p> <p>IN: ASHLEY RIVER</p> <p>COUNTY OF: CHARLESTON, SOUTH CAROLINA</p> <p>SHEET: 5 OF 13      DATE: 5/12/08</p>
--	--	--



**GEL Engineering LLC**  
 a member of THE GEL GROUP, INC.  
 ENVIRONMENTAL • ENGINEERING • SURVEYING  
 P.O. BOX 30712 Charleston, SC 29417  
 2040 Savage Road Charleston, SC 29407  
 P 843.788.7311 F 843.788.7387  
 www.gel.com

problem solved



PURPOSE: MARINA EXPANSION  
 ADJACENT PROPERTY OWNERS:  
 SEE ATTACHED LIST

SURVEY DATUM: MLW

### FIGURE 6 PLAN VIEW

NOT TO SCALE

RIPLY LIGHT YACHT CLUB  
 95 RIPLY POINT DRIVE  
 CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLY LIGHT YACHT CLUB  
 MARINA EXPANSION  
 AT: RIPLY LIGHT MARINA BASIN  
 IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
 SOUTH CAROLINA

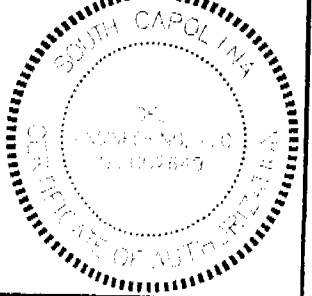
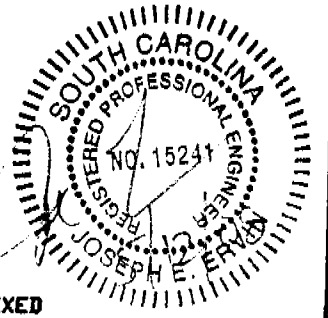
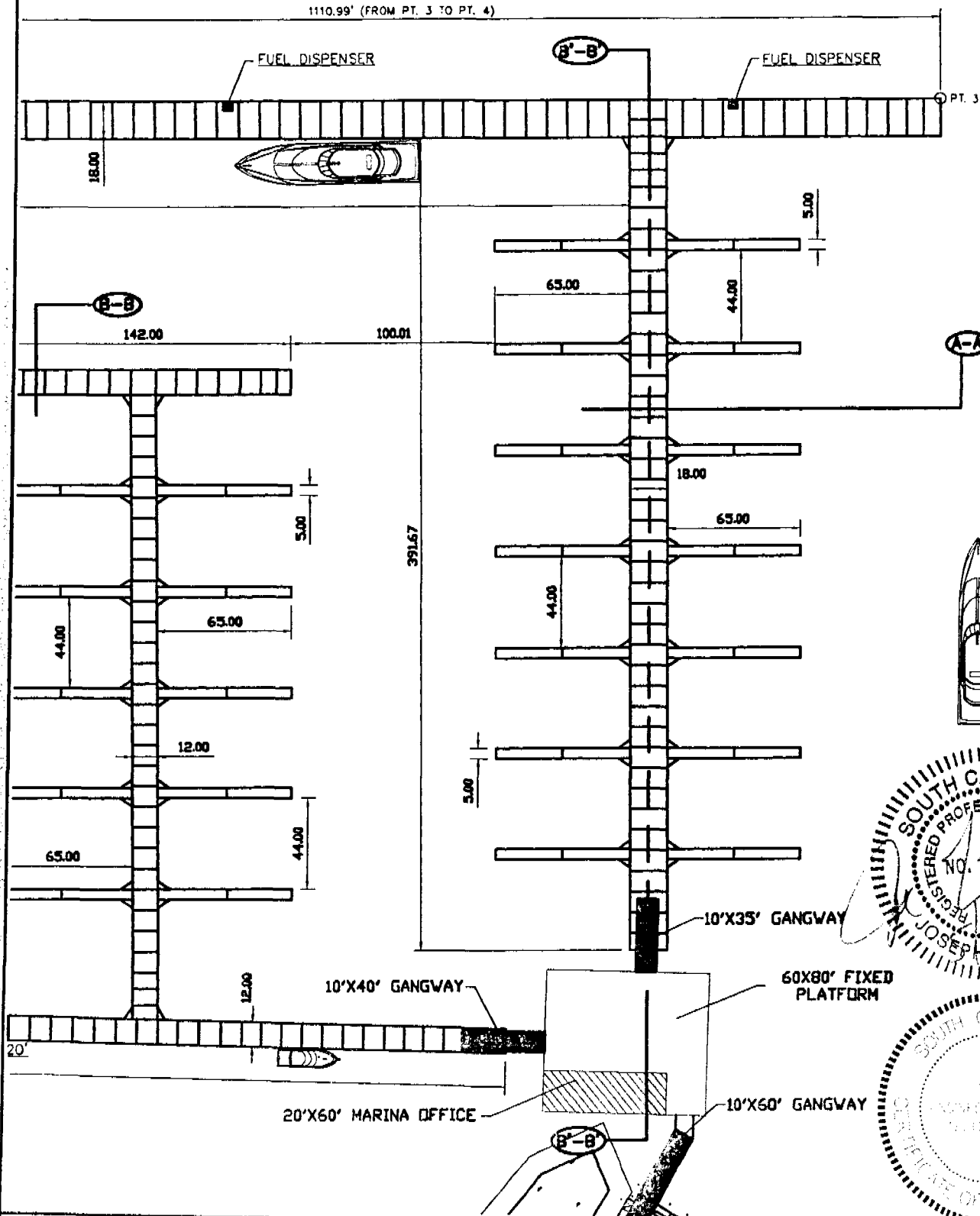
SHEET: 6 OF 13

DATE: 5/12/08

SA# 2008-01005-2 ER

EDGE OF THE  
ASHLEY RIVER CHANNEL

1110.99' (FROM PT. 3 TO PT. 4)



PURPOSE: MARINA EXPANSION  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

SAC# 2008-01005-2ER

FIGURE 7  
PLAN VIEW

NOT TO SCALE

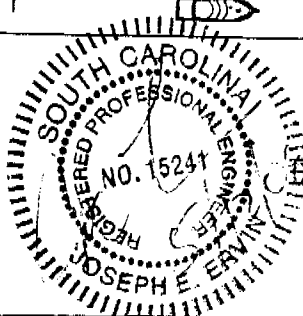
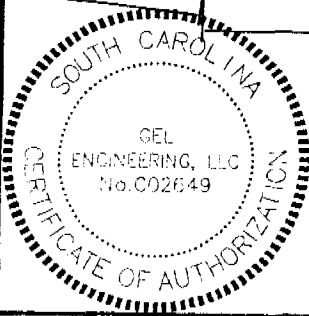
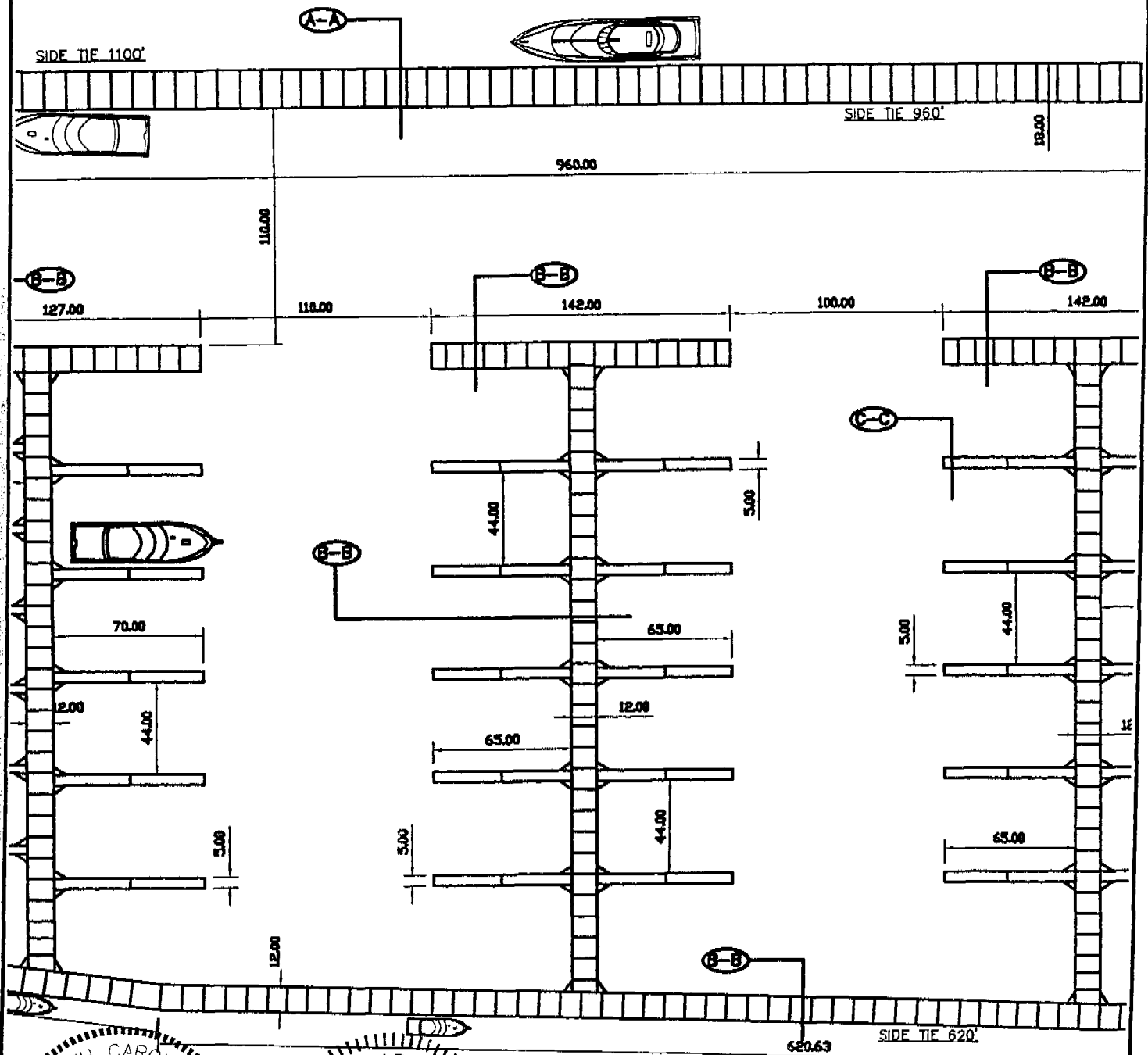
RIPLEY LIGHT YACHT CLUB  
85 RIPLEY POINT DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION  
AT: RIPLEY LIGHT MARINA BASIN  
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 7 OF 13

DATE: 5/12/08



PURPOSE:

MARINA EXPANSION

ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

SAC # 2008-01005-2.I.R.

FIGURE 8  
PLAN VIEW

NOT TO SCALE

RIPLEY LIGHT YACHT CLUB  
95 RIPLEY POINT DRIVE  
CHARLESTON, SOUTH CAROLINA 29407PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION  
AT: RIPLEY LIGHT MARINA BASIN

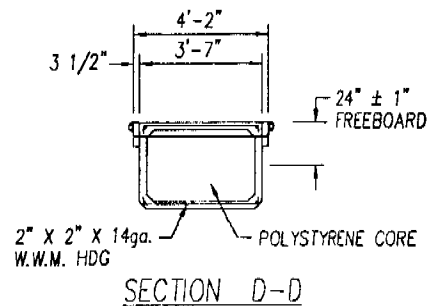
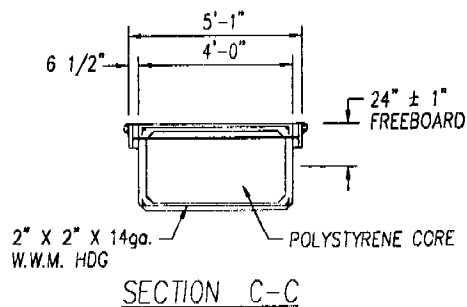
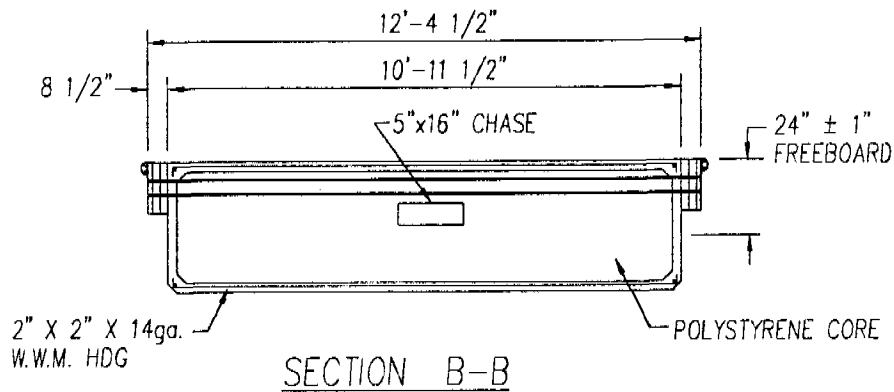
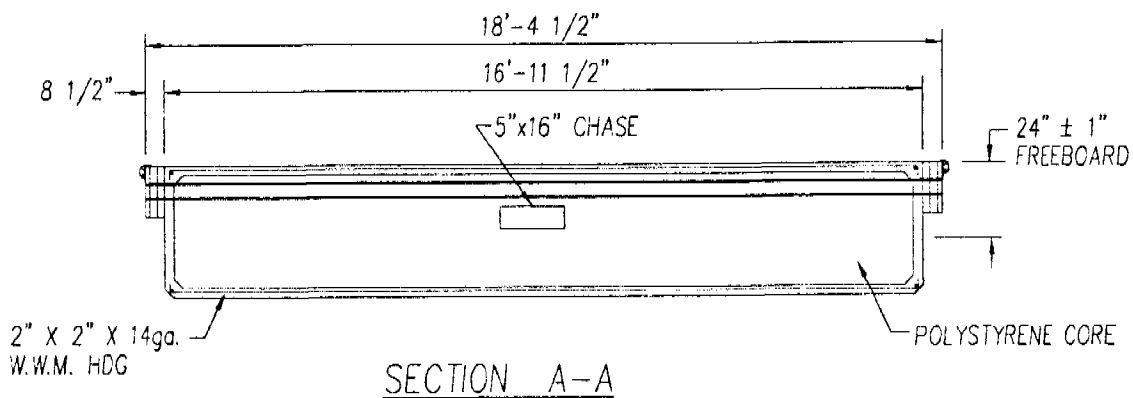
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 8 OF 13

DATE: 5/12/08





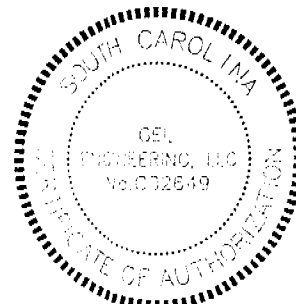
**GEL** Engineering LLC

a member of THE GEL GROUP, INC.  
ENVIRONMENTAL • ENGINEERING • SURVEYING

P.O. BOX 30712 Charleston, SC 29417  
2040 Savage Road Charleston, SC 29407  
P 843.769.7378 F 843.769.7397

problem solved

www.gel.com



PURPOSE: MARINA EXPANSION  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

SAC# 2008-01005-2ER

FIGURE 10  
FLOATING DOCK X-SECTIONS

NOT TO SCALE

RIPLEY LIGHT MARINA, POA  
56 ASHLEY POINTE DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION  
AT: RIPLEY LIGHT MARINA BASIN

IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 10 OF 13

DATE: 5/12/08



Engineering LLC

P.O. BOX 30712 Charleston, SC 29417  
2040 Sargeant Road Charleston, SC 29407  
P 843.788.7378 F 843.788.7267

a member of THE GEL GROUP INC

ENVIRONMENTAL • ENGINEERING • SURVEYING

problem solved

www.gel.com

10'

EXISTING GRADE

18'

FLOATING DOCK  
AND FINGER

MLW (NGVD29) -2.71

MHW (NGVD29) 2.99

EXISTING GRADE

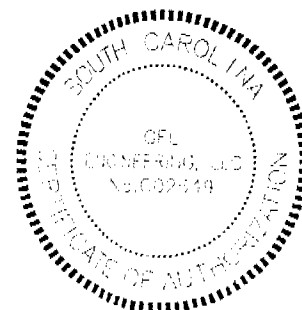


FIGURE 11

PURPOSE: MARINA EXPANSION  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 11  
CROSS SECTION A'-A'

NOT TO SCALE

RIPLEY LIGHT MARINA, POA  
56 ASHLEY POINTE DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION  
AT: RIPLEY LIGHT MARINA BASIN  
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 11 OF 13

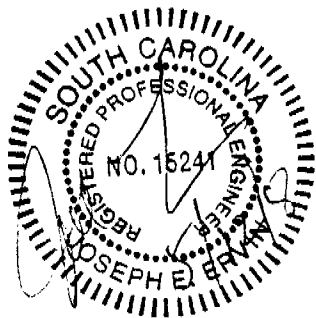
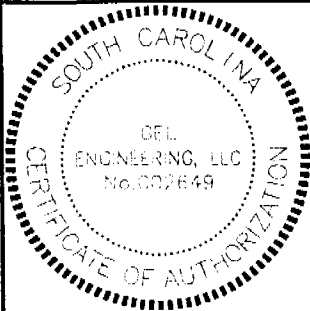
DATE: 5/12/08

SAC# 2008-01005-2 ER

cpr200.006

GEL ENGINEERING, LLC

a Member of THE GEL GROUP, INC.



**GEL Engineering LLC**  
 a member of THE GEL GROUP, INC.  
 ENVIRONMENTAL • ENGINEERING • SURVEYING  
 P.O. BOX 30712 Charleston, SC 29417  
 2040 Savage Road Charleston, SC 29407  
 P 843.788.7373 F 843.788.7387  
 www.gel.com

problem solved

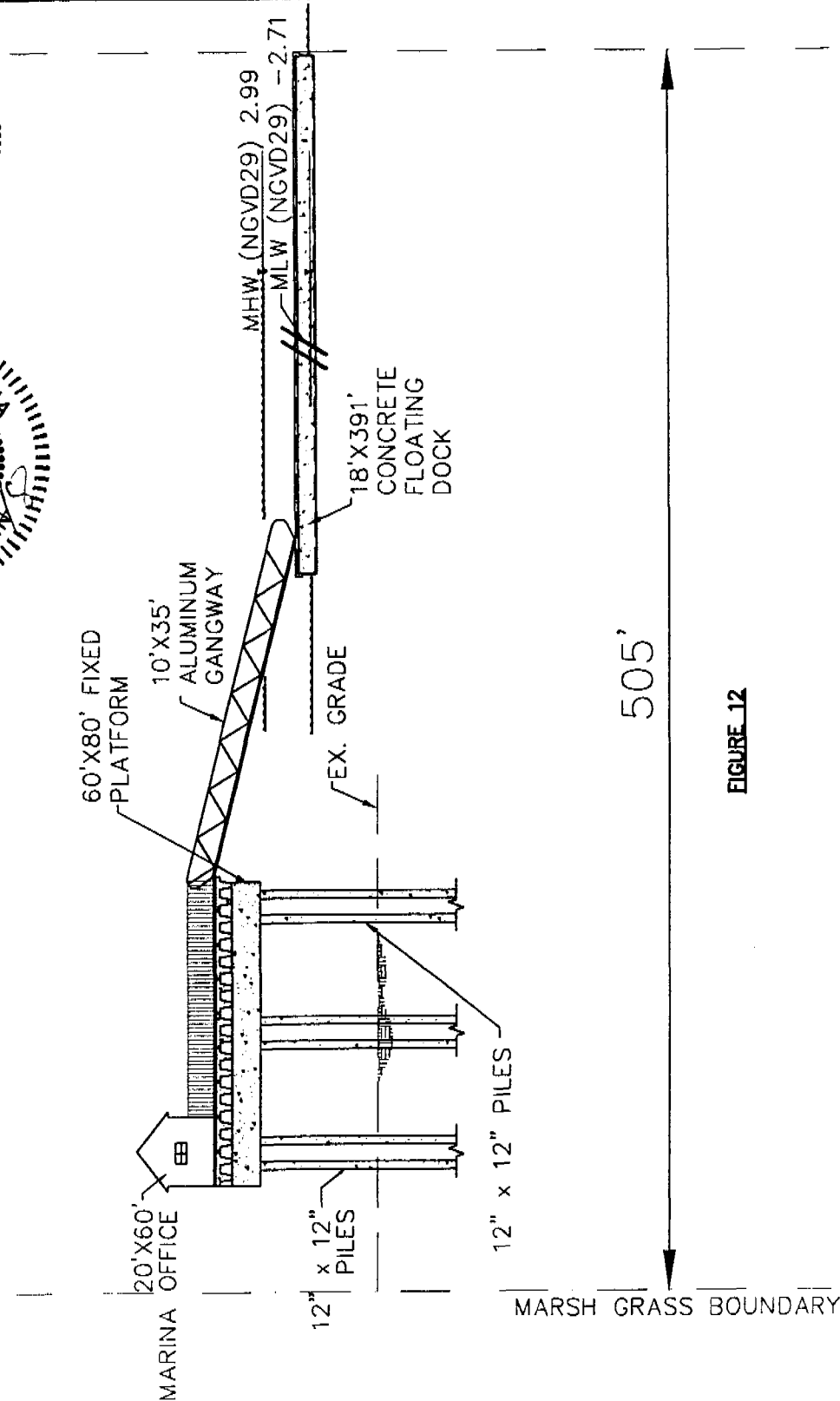


FIGURE 12

PURPOSE: MARINA EXPANSION  
 ADJACENT PROPERTY OWNERS:  
 SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 12  
 CROSS SECTION B'-B'

NOT TO SCALE

RIPLY LIGHT MARINA, POA  
 56 ASHLEY POINTE DRIVE  
 CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLY LIGHT YACHT CLUB  
 MARINA EXPANSION  
 AT: RIPLY LIGHT MARINA BASIN  
 IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
 SOUTH CAROLINA

SHEET: 12 OF 13

DATE: 5/12/08

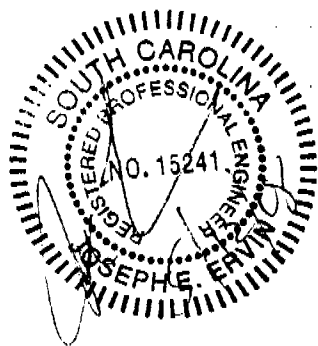
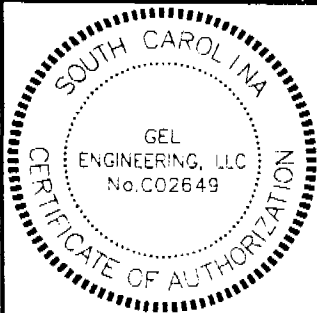
SAC# 2008-01005-2LR

apr200306e

GEL ENGINEERING, LLC

a Member of THE GEL GROUP, INC.





**GEL** Engineering LLC

P.O. BOX 30712 Charleston, SC 29417  
2040 Savage Road Charleston, SC 29407  
P 843.768.7373 F 843.768.7367

a member of THE GEL GROUP, INC.  
ENVIRONMENTAL • ENGINEERING • SURVEYING

problem solved

www.gel.com

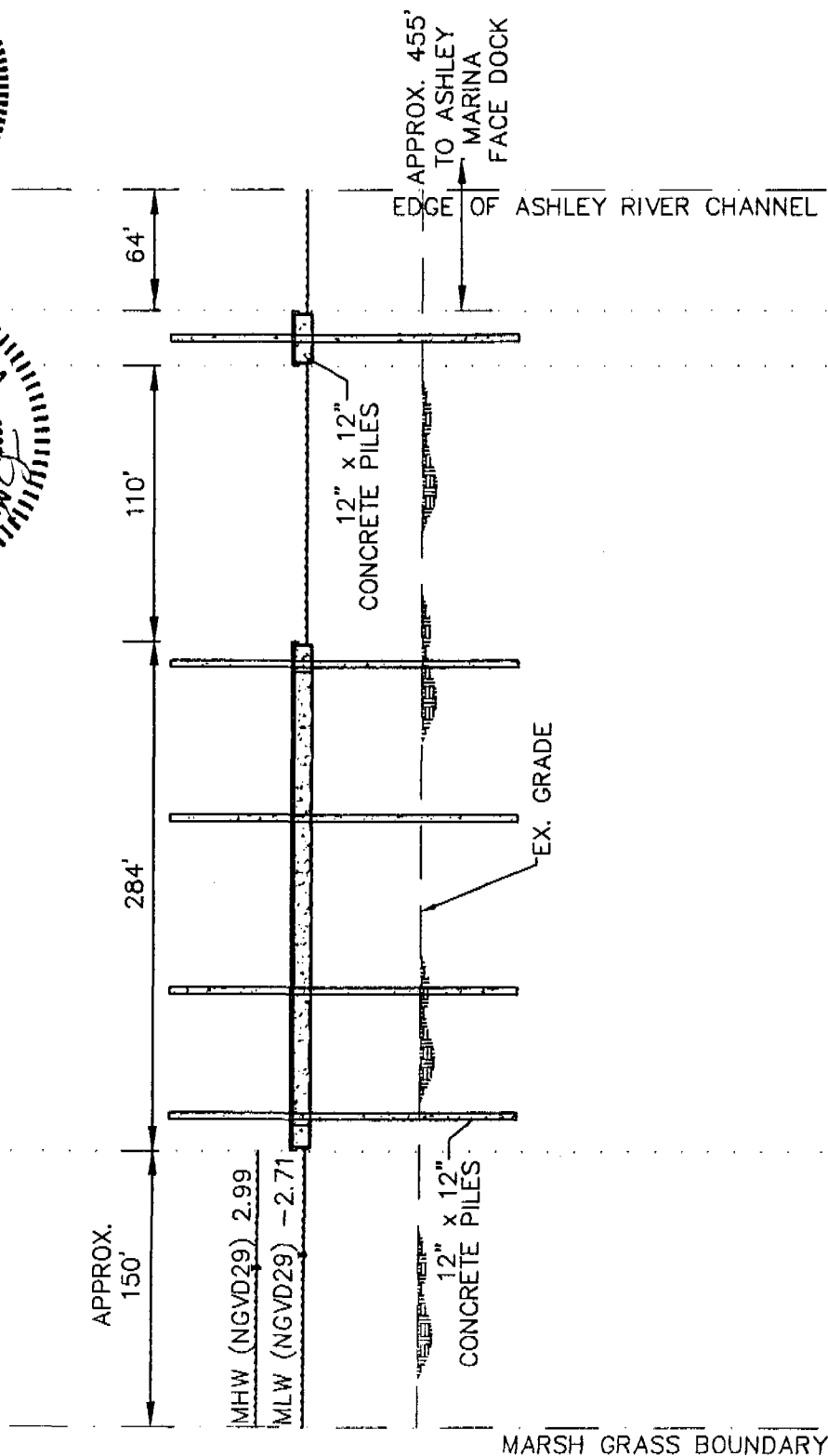


FIGURE 13

PURPOSE: MARINA EXPANSION  
ADJACENT PROPERTY OWNERS:  
SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 13  
CROSS SECTION C'-C'  
NOT TO SCALE

RIPLY LIGHT MARINA, POA  
58 ASHLEY POINTE DRIVE  
CHARLESTON, SOUTH CAROLINA 29407

PROPOSED: RIPLEY LIGHT YACHT CLUB  
MARINA EXPANSION  
AT: RIPLEY LIGHT MARINA BASIN  
IN: ASHLEY RIVER

COUNTY OF: CHARLESTON,  
SOUTH CAROLINA

SHEET: 13 OF 13

DATE: 5/12/08